



City of Fitchburg Massachusetts

CITY COUNCIL

President

Michael P. Kushmerek

Vice President

Amy L. Green

Councillors at Large

David Clark

Marcus L. DiNatale

Samantha M. Squailia

Anthony M. Zarrella

One vacancy

Ward Councillors

Ward 1 – Amy L. Green

Ward 2 – Paul R. Beauchemin

Ward 3 – Joel R. Kaddy

Ward 4 – Michael P. Kushmerek

Ward 5 – Marisa R. Fleming

Ward 6 – Elizabeth R. Walsh

The Council as a Whole Committee meeting was called to order by President Kushmerek on January 11, 2018 at Memorial Middle School library, 615 Rollstone Street, Fitchburg MA at 7:05PM. Councillors Beauchemin, Clark, DiNatale, Fleming, Green, Kaddy, Squailia, Walsh and Zarrella were present.

President Kushmerek asked if anyone in the audience was recording the meeting. Sentinel and Enterprise reporter Elizabeth Dobbins raised her hand.

President Kushmerek stated that FATV was recording the audio and video of the meeting for public broadcast.

President Kushmerek recognized Councillor Zarrella. Councillor Zarrella stated that a complaint has been filed against him by an individual alleging a conflict of interest under the MA Ethics law pertaining to the matters on tonight's agenda. He stated that, although he believes that no conflict exists, in order to allay any perception of impropriety he will recuse himself from the meeting and not vote on these matters until an opinion from the MA Ethics Commission is received. Councillor Zarrella then left the room prior to any further discussion taking place.

Prior to any vote being taken on the agenda items, President Kushmerek invited comment from the public present in the room. The following individuals commented:

- 1. Mr. Samuel Blair, 304 High Rock Road and member of the Fitchburg Historical Commission. Mr. Blair spoke in support of the proposed renovations to City Hall, stating that the feasibility study was well thought out and that it will be a boost to Main Street and the City.*
- 2. Mr. Neil Delfeld, 21 Gale St. Mr. Delfeld thanked Councillor Zarrella for recusing himself from the meeting. Mr. Delfeld spoke in opposition to the proposed renovations of City Hall. He stated that businesses and city employees will benefit but the homeowners will bear the cost. He stated that wealthy homeowners are in support and poor homeowners are not because their burden is greater. He stated that the needs of the library are being ignored and that the issue should be revisited in 2-5 years when the City has more funds.*
- 3. Ms. Laurie Grover, 15 Oak St. Ms. Grover stated the knowledge she has about the issue was obtained from Facebook. She stated that she is interested in addressing the basic*

needs of the children, that cost is not fiscally responsible and that more discussion needs to occur with the taxpayers.

- 4. Mr. David Streb, 377 Highland Ave. Mr. Streb spoke in support of the proposed renovations to City Hall. He stated that it would be good for Fitchburg's civic image and would provide support to FSU in their plans for the theatre block across the street. He stated that the City has the funds for both City Hall and the schools and that the City must fund adequate maintenance costs.*
- 5. Ms. Mary Whitney, 12 Pine St. Former Mayor Whitney spoke in support of renovating City Hall in phases, keeping the façade and building a new structure in phases instead of renovating the old.*
- 6. Ms. Susan Navarre, Executive Director of the Fitchburg Historical Society, on behalf of its Board and members. Ms. Navarre spoke in support of the proposed renovations to City Hall, stating that the building is a landmark anchor and an example of pre-Civil War architecture.*
- 7. Mr. Georgie Rodriquez, 6 Laflamme Pl. Mr. Rodriquez spoke in support of the proposed renovations to City Hall, stating that it will bring jobs, opportunities, increased foot traffic to other Main St. businesses and support to the FSU theatre block.*
- 8. Mr. Andrew Van Hazinga, 138 Mount Vernon St. Mr. Van Hazinga spoke in support of the proposed renovations to City Hall, stating that the City needs an effective building from which to conduct business. He stated that the schools funding is a different process and that it is not an either/or decision.*
- 9. Mr. Paul Fontaine, Jr., 507 Ashburnham Hill Rd. and Vice Chair of the Planning Board. Mr. Fontaine read a statement from the Planning Board for the record. (Statement appears at the end of these minutes.)*
- 10. Mr. Laura O'Keane, 83 Warrant St. Ms. O'Keane spoke in support of the proposed renovations to City Hall, stating that it is a key to the redevelopment of the City and that she is comfortable with the funding plan.*
- 11. Mr. Marc Dohan, Director of NewVue Communities at 470 Main St. Mr. Dohan spoke in support of the proposed renovations to City Hall, stating that this investment in business and downtown will support synergy between ongoing Main St. projects.*
- 12. Ms. Sarah Dionne, 30 Read St. Ms. Dionne spoke in opposition to the proposed renovations to City Hall. She said that she appreciates the historical value but, as she witnessed in Lowell, does not see a distinct correlation between those renovations and an economic impact. She stated that improved schools and library will bring in people, not a City Hall. She stated that she likes the idea of phased improvement.*
- 13. Mr. Dylan McLean, 35 Colony Rd. Mr. McLean suggested waiting one year before proceeding with the renovations. He stated that revitalization of Main St is a good idea but not if it results in the City being strapped for cash.*
- 14. Mr. Roy Nasciemento, Director of the North Central Mass Chamber of Commerce. Mr. Nasciemento spoke in support of the proposed renovations to City Hall, stating that while schools are also important the City should invest in the downtown. He noted that the City has chosen the most affordable option presented in the feasibility study.*
- 15. Ms. Glenda Colon, 21 Hale St. Ms. Colon spoke in opposition to the proposed renovations of City Hall. Ms. Colon stated that the school needs must be addressed and that City officials and residents need to agree on what is important.*
- 16. Ms. Linda Byrne, 546 Blossom St. Ms. Byrne spoke in support of the proposed renovations to City Hall, stating that the City needs a respectable place to do business. She stated that City elected officials faced a similar situation twenty five years ago when they voted to fund new Police and Fire stations and a new school simultaneously. She stated that there is a fear factor inherent in these necessary decisions.*
- 17. Mr. Paul Lewis, 137 High St. Mr. Lewis spoke in support of the proposed renovations to City Hall, stating that he has heard good points from both sides.*

18. Mr. Nick Capasso, Director of the Fitchburg Art Museum. Mr. Capasso spoke in support of the proposed renovations to City Hall, stating that it is important to maintain the history of the City and that it will parallel the planned improvements to BF Brown School, the Annex, the Stables and the Theatre Block.
19. Ms. Christopher McDermott, Director of Public Affairs for the Chamber of Commerce. Mr. McDermott spoke in support of the proposed renovations to City Hall, stating that the City needs foot traffic and a welcoming downtown.
20. Ms. Kelly Johnson, 168 Charles St. Ms. Johnson spoke in opposition to the proposed renovations to City Hall. She compared the City to a family unit needing to pay its debts with adequate funding for maintenance and planning for the future. She stated that the repairs to South, Reingold and Longsjö schools, the Senior Center and the Library are not in the plan.
21. Ms. Stacey Fenton, 114 Bishop Rd. Ms. Fenton spoke in opposition to the proposed renovations to City Hall. She asked that the Council delay the vote. She stated that plans are not quantified and that a sum of \$22 million deserves metrics to determine feasibility. She said families and children need schools and that the plan should include everyone.
22. Ms. Rebecca Wilkerson, 20 Ellis St. Ms. Wilkerson spoke in opposition to the proposed renovations to City Hall. She quoted Harry Potter and asked that City Councillors please challenge each other in the discussion.
23. Ms. Debra Jeffries, 44 Old Deerfield Rd. Ms. Jeffries spoke in support of the proposed renovations to City Hall stating that, as a teacher and not wealthy, she believes the City needs to pursue both City Hall and Schools renovations.
24. Mr. Jay Bry, FSU Vice President. Mr. Bry spoke in support of the proposed renovations to City Hall, stating that it will complement the FSU renovations to the Theatre Block which will add to the revitalization of the City and keep graduates here.
25. Ms. Linda Nicholopoulos, 140 Pleasant St. Ms. Nicholopoulos spoke in support of the proposed renovations to City Hall, stating that we need support for our schools but a viable downtown is necessary for the City.
26. Ms. Tricia Pistone, Co-Director of Reimagine North of Main. Ms. Pistone spoke in support of the proposed renovations to City Hall, stating that their vision includes a vibrant downtown and City Hall. She stated that keeping City offices at the Boulder Drive location prevents other manufacturing businesses from occupying the space.
27. Mr. Brian Belliveau, 81 Ross St. Mr. Belliveau spoke in support of the proposed renovations to City Hall. He spoke in support of moving forward with funding both City Hall and school building maintenance.
28. Mr. Michael McLaughlin, 80 Bond St. Mr. McLaughlin spoke in support of the proposed renovations to City Hall, stating He stated the City needs a building where the multiple Boards and Commissions can interact with adequate meeting space.
29. Ms. Sheela Talamraju, 61 Bilotta Way. Ms. Talamraju commented on the fine FPS staff and their achievements and stated that improvements to the schools are the main issue. She urged people not to use hate rhetoric regarding the schools on Facebook.
30. Mr. Joe Bowen, 53 Fairview St. Mr. Bowen spoke in support of the proposed renovations to City Hall but noted that this is not the year for it. He stated the city needs a capital plan and that officials should look at logic not emotion. He stated that City Hall needs an IT fitup that is not reflected in the currently proposed renovations.
31. Mr. Steve Svolis, 75 South St. Mr. Svolis spoke in support of the proposed renovations to City Hall, stating that it is ground zero for revitalization of the City. He stated that MSBA will take care of funding for renovations to the schools.
32. Ms. Ellen DiGeronimo, 197 Bridle Cross Rd. Ms. DiGeronimo spoke in support of the proposed renovations to City Hall, stating that her family as had generations go through the Fitchburg Public Schools. She stated that she believes the school needs will be

addressed and that renovating City Hall will bring re-investment to Main St. thus improving the tax base and benefiting all.

- 33. Ms. Denise Goyette, 6 Morris St. Ms. Goyette stated that she is OK with City Hall renovations if done in phases. She suggested wind turbines and solar panels to help with school expenses.*
- 34. Mr. Salvatore Emma, 25 Sawyer Passway. Mr. Emma spoke in support of the proposed renovations to City Hall, stating that it is a flawed premise that schools vs City Hall is a binary decision. He stated that we can do both.*
- 35. Miss Illyana Lopez and her father Mr. Naldi Lopez, 135 Rollstone Rd. Miss Lopez stated that the recent problems with the schools should come as no surprise. She stated that now is not the time to proceed with the City Hall project and that the schools should come first.*
- 36. Ms. Jessica Jacobsen, 33 Crescent Heights. Ms. Jacobsen spoke in opposition to the proposed renovations to City Hall. She stated that we could be holding City meetings in the school auditoriums, City Hall could be preserved for some other use while the City focuses on other neglected needs, school maintenance is not managed well and that a phased approach to improving City Hall would be ok.*
- 37. Mr. Benjamin Ryan, 219 East St. Mr. Ryan spoke in opposition to the proposed renovations to City Hall. He stated that he likes the phased renovation idea but that the City's priority should be the children.*
- 38. Mr. Harold Mateo, 75 Milk St. Mr. Mateo stated that the City should commit to restoring City Hall and preventive maintenance for the schools.*
- 39. Mr. Matt Fournier, Fitchburg investor. Mr. Fournier spoke in support of the proposed renovations to City Hall, stating that City Hall is the lynchpin in revitalizing the City and that elected officials should lead by example and support this larger vision.*
- 40. Ms. Sally Cragin, 1138 Oak Hill Rd. Ms. Cragin spoke in support of the proposed renovations to City Hall, stating that from 2008-2011 the City addressed school needs with 80% MSBA reimbursement.*
- 41. Mr. Fred Benoit, 64 Hartford St. Mr. Benoit spoke in opposition to the proposed renovations to City Hall. He stated that the current placement of the City offices on Boulder Drive is downtown, there is no need to rush the City Hall project, repair of the roads and a way to approach the high costs of Unitil should be the funding priorities.*
- 42. Mr. David Brooks, 20 Dailey Terrace. Mr. Brooks spoke in support of the proposed renovations to City Hall, stating that the City has a great history and we need to maintain and fund its preservation.*
- 43. Pastor. Bryan Tomes, 406 Richardson Dr. Pastor Tomes spoke in support of the proposed renovations to City Hall, stating that quality schools attract families but so do low taxes. He stated that we can have them both and expressed support for the City's leadership.*
- 44. Ms. Diane Macchio, 43 Lyman Ave. Ms. Macchio spoke in support of the proposed renovations to City Hall, stating that the project can be done while taking care of our schools at the same time.*
- 45. Mr. E. Thomas Donnelly, 149 Prospect St. Mr. Donnelly spoke in support of the proposed renovations to City Hall, stating that in the City's \$100 million budget it will always have multiple on-going projects. He stated that the city offices need to move out*
- 46. Ms. Jennifer Jones, 1428 Main St. Ms. Jones spoke in support of the proposed renovations to City Hall, stating that the City does not have to choose between City Hall and the schools – it can do both.*
- 47. Mr. Donald Ostrowski, 33 Haskell St. Mr. Ostrowski spoke in support of the proposed renovations to City Hall, stating that if we don't revitalize our City we cannot maintain the schools.*

48. *Dr. John Bogdasarian, 100 Flat Rock Rd. Dr. Bogdasarian spoke in support of the proposed renovations to City Hall, stating that Fitchburg has an undeserved image problem. He stated that the project will be good for business recruitment which means an increased tax base and improved image.*
49. *Ms. Corinne Hartenstein, 23 Plain St. Ms. Hartenstein spoke in opposition to the proposed renovations to City hall. She stated that the City cannot do it all, our children have challenges in the schools and we owe it to them to remedy those problems.*
50. *Fitchburg Mayor Stephen L. DiNatale was the last speaker. He urged all to consider the costs of not proceeding with the proposed City Hall renovations and that doing so outweighs the negatives presented. He stated that MSBA will fund 80% of school improvements and urged residents to contact our State Legislators and advocate for increased funding for MSBA. He stated that City Hall is central to the economic development of the City which will in turn raise tax revenue which will pay to have other needs addressed. He noted the unparalleled opportunity to support the FSU Theatre Block project that, together with City Hall and BF Brown restructuring will invest \$75 million in to a small parcel of land. Mayor DiNatale stated that FRA is limited in their ability to attract additional manufacturing businesses to the Main Street for as long as the City offices continue to occupy the Putnam Place address. He noted the ripple effects of a vacant City Hall and noted the City's Vision 2020 #1 land use objective to be the development of economic activity on Main Street.*

Public Comment period was closed after all those present and wishing to speak were heard.

- 008-18. Robert O'Brien and Stacey Fenton, and various residents whose signatures are attached, to request that the Council delay the vote on the \$24 Million dollar bond issue until:
- The newly elected City Councillors can be fully briefed by L. & Pagano and citizens who oppose the bond issue.
 - We request three public meetings with a 14 day notice in a large venue with adequate advertising (newspapers, city website, electronic road signs, etc.) with both views given 30-40 minutes to present their case.

Motion made and seconded to recommend that petition 8-18 be given leave to withdraw. Councillor Squailia stated that she liked the idea of briefing new Councillors on the project and loan order proposal. Councillor DiNatale asked if all new Councillors were present at the November 15th meeting and have a copy of the feasibility study. New Councillors nodded affirmatively in response. Councillor Walsh stated that, as a new Councillor, she has reviewed the study, received answers to her questions and does not need more time in order to make a decision. Councillor Fleming echoed the comments of Councillor Walsh. By vote of 8 in favor and 1 opposed (Squailia) the Council as a Whole Committee recommended that the petition be given leave to withdraw.

- 003-18. ORDERED THAT: There be and hereby is appropriated the sum of ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) same to be charged against AVAILABLE FUNDS and credited to CAPITAL PROJECTS, CITY PROJECTS, CITY HALL RENOVATION PROJECT.

- 004-18. ORDERED THAT: \$22,500,000.00 be appropriated to pay costs of renovating, reconstructing, making extraordinary repairs, and equipping the existing City Hall building (718 Main St.) and the Bank of America building (700 Main St.) as outlined in the enclosed Order.

Ms. Mary Delaney, Chief Procurement Officer and Mr. Calvin Brooks, City Auditor displayed and commented on a PowerPoint presentation and the statement of Debt Service Projection utilized at the City Hall renovation presentation on November 15, 2017. (Both of these documents appear at the end of these minutes.) Various questions from City Councillors were answered.

City Auditor Brooks stated that anything we do pertaining to school projects we want to do with MSBA 80% reimbursement. He stated that about five years out the City will be in a position to proceed with a major school project and it will be affordable within the City budget. He stated that a 166 Boulder Dr. buildout was estimated at \$2 million and still left the City with a decaying City Hall building.

Motion made and seconded to recommend that Orders 3-18 and 4-18 be adopted.

Councillor Squailia stated that there has been no feasibility study done on demolition of the City Hall building or a buildout at Boulder Drive. Councillor DiNatale noted the overview presented on the city's debt affordability and the current City budget being 51% dedicated to the schools.

Councillors Kaddy and Green expressed support for investment and encouraging economic development in Main Street. Councillor Squailia noted that the Library is a Main St. building and that a \$9.5 million shortfall on library renovations will fall on the City in 2-5 years. She stated that efficient and strategic spending is a concern, there is no list of capital needs and questioned why the project is being rushed. She stated that the City needs a Capital needs survey, Economic Development plan, strategic development plan, Upper Common plan.

Councillor DiNatale asked if the Capital Improvements Commission has endorsed the plan to renovate City Hall and received an affirmative response.


By vote of 8 in favor and 1 opposed (Squailia) the Council as a Whole Committee recommended that the Orders be adopted.

The meeting adjourned at 10:31PM

Very truly yours,

Michael P. Kushmerek, Council President

By:


Anna M. Farrell
City Clerk



**CITY OF FITCHBURG
PLANNING BOARD**

166 BOULDER DRIVE
FITCHBURG, MASSACHUSETTS 01420

(978) 829-1891
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DATE: January 10, 2018

TO: City Council
City Clerk

FROM: Paula Caron, Chair 
Fitchburg Planning Board

SUBJECT: Petitions #03-2018 & #04-2018, City Hall project

At its January 9, 2018 meeting, members present at the Fitchburg Planning Board voted unanimously to recommend funding the City Hall campus project which is on the Council's January 11th agenda. While there is never an easy time to fund a capital improvement project, the development and relocation of City Hall to its historical location on Main Street comes at a time where there is a substantial influx of funds in the area. With Fitchburg State's redevelopment of the Fitchburg Theatre block across the street, planned large-scale residential projects at B.F. Brown and the Harper Furniture building, and numerous commercial uses permitted or recently located on Main Street, the Board believes that the City should continue this trend with the City Hall campus project. We believe that this could spur future economic activity in the area. Besides the possible beneficial economic impacts, the City needs a centralized location for Municipal Offices and meeting space, which currently are inadequate. Meeting space for City Boards & Commissions in close proximity to City Council chambers (as it previously was at 718 Main Street) allows for Council participation in public hearings, facilitating more complete decisions.

cc: Planning Board members

City of Fitchburg
Debt Service Projection
New City Hall - \$22.5 million Loan plus \$1.0 million Appropriation

Fiscal Year	Current Debt Service	MSBA Reimburs.	Current Net Debt	\$900K Parking Garage	\$500K Airport Renovations	\$22.5 M + \$1.0 M New City Hall	\$12 M Crocker School	\$6 M Library Renovations	Projected Debt Service	Budgeted Capital Spending	Projected Budget Impact
2018	4,236,345	(1,924,946)	2,311,399	27,000	15,000				2,353,399		2,353,399
2019	4,174,060	(1,924,946)	2,249,114	27,000	70,000	Borrow	Borrow		2,346,114	350,000	2,696,114
2020	704,900	-	704,900	126,000	68,000	675,000	360,000		1,933,900	1,100,000	3,033,900
2021	676,300	-	676,300	122,400	66,000	675,000	360,000	Borrow	1,899,700	1,450,000	3,349,700
2022	248,950	-	248,950	118,800	64,000	2,025,000	1,080,000	180,000	3,716,750		3,716,750
2023	236,900	-	236,900	115,200	62,000	1,980,000	1,056,000	180,000	3,630,100		3,630,100
2024	-	-	-	111,600	60,000	1,935,000	1,032,000	540,000	3,678,600		3,678,600
2025				108,000	58,000	1,890,000	1,008,000	528,000	3,592,000		3,592,000
2026				104,400	56,000	1,845,000	984,000	516,000	3,505,400		3,505,400
2027				100,800	54,000	1,800,000	960,000	504,000	3,418,800		3,418,800
2028				97,200	52,000	1,755,000	936,000	492,000	3,332,200		3,332,200
2029				93,600		1,710,000	912,000	480,000	3,195,600		3,195,600
2030						1,665,000	888,000	468,000	3,021,000		3,021,000
2031						1,620,000	864,000	456,000	2,940,000		2,940,000
2032						1,575,000	840,000	444,000	2,859,000		2,859,000
2033						1,530,000	816,000	432,000	2,778,000		2,778,000
2034						1,485,000	792,000	420,000	2,697,000		2,697,000
2035						1,440,000	768,000	408,000	2,616,000		2,616,000
2036						1,395,000	744,000	396,000	2,535,000		2,535,000
2037						1,350,000	720,000	384,000	2,454,000		2,454,000
2038						1,305,000	696,000	372,000	2,373,000		2,373,000
2039						1,260,000	672,000	360,000	2,292,000		2,292,000
2040						1,215,000	648,000	348,000	2,211,000		2,211,000
2041						1,170,000	624,000	336,000	2,130,000		2,130,000
2042								324,000	324,000		324,000
2043								312,000	312,000		312,000
2044											
2045											

This projection assumes that \$22.5 million will be borrowed and \$1.0 million will be appropriated from available funds. In FY2020, the city will have paid off the construction of Fitchburg High School and the North Street Fire Station, thereby freeing \$1.5 million in debt service for future projects. The city will have to increase its appropriation for debt service in FY2022, as these projects are bonded, but that increase can be done incrementally over the next four years using budgeted capital spending.

In my opinion, based on current projections, the city hall project for \$23.5 million is affordable.

City Hall Main Street

What will our story be?



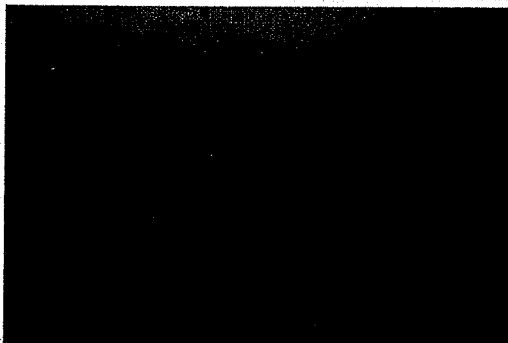
January 11, 2017
Presented at the City Council

Introduction

The story of municipal headquarters at 718 Main Street began in 1862. At the time, Fitchburg was a town and the Town Hall was crafted by local carpenters and masons. In 1872, Fitchburg became a city and the building was renamed City Hall. The auditorium was used for public gatherings and theatrical productions.

In 1879, an addition was constructed at the back of the building and housed the city library until 1884. The addition also included a large hall.

In 1964, a massive update was performed which included installation of an elevator, vaults, modern plumbing, and redesigning office spaces. This update included elimination of the auditorium to add offices. This was the last major work performed on the building.



The Next Chapter

After years of serving her citizens well, age began to take a toll on City Hall at 718 Main Street. It was time to consider repairs and upgrades to comply with code and accessibility requirements, and to increase energy efficiency and address structural concerns. Due to advances in technology and a change in the way business was conducted, it was also time to address space needs and staff locations.

In 2003, Mayor Mylott appointed a Building Committee, and a study was commissioned to take a comprehensive look at 718 Main Street.

2003

Warning Signs

In 2003, Kang Associates completed a comprehensive study to accomplish the following:

- Identify interior and exterior deficiencies (code compliance, accessibility, structural)
- Provide a program of space needs
- Propose options for renovations/additions/new construction

The Kang Report proposed five (5) options:

- A. Total renovation of existing structure - estimate \$8,781,197
- B. Total renovation of 1852 structure, demolition of 1875 structure, new addition - estimate \$7,261,825
- C. New building on same basic footprint - estimate \$8,677,447
- D. New building behind current location and relocating parking - eliminated prior to cost estimate
- E. Minimal renovation to stabilize exterior, correct code violations, no interior work - estimate \$4,318,562

2003

Warning Signs

- No action resulted from the Kang Study, due to financial constraints.
- Going forward, minimal work was done to maintain operations.
- Code violations, accessibility, and structural issues were not resolved.
- Building continued to deteriorate.

2012 Closing of City Hall at 718 Main

- In August 2012, anticipating repair and/or replacement, Mayor Wong established a City Hall Subcommittee to make recommendations on the future of the City Hall Building and examine possible alternatives.
- Shortly after, the City Hall roof truss was declared "failed" and vacating the building was the only option.
- In September 2012, arrangements were made for a lease and renovations at 166 Boulder Drive to temporarily house central City operations beginning in October 2012.
- At the same time, other operations were moved to various locations throughout the City as a temporary emergency measure.

2012 to present Putnam Place, A Temporary Solution

Sentinel & Enterprise, 8/14/2012

Core services at Putnam Place

PUTNAM — The city is looking at negotiating a five- to six-year lease with the Hickory Redevelopment Authority to temporarily house city offices at Putnam Place, and there are plans to build out at least two additional spaces at the building, Building Inspector John Morris said Monday.

Mayor Lisa Wong announced Friday that the city will move forward with completing a lease to rent an initial 4,000-square-foot office space, and an additional 2,000-square-foot of space for storage, information technology and printing, at Putnam Place.

Because the space at Putnam Place is so small, and offices are going to be cramped until build-out into the two additional 4,000-square-foot spaces on either side occur, some offices are still going to have to be moved to the Department of Public Works on Broad Street and the Public Works Treatment Facility on Waikiki Road, he said.

Mayor and Staff
Assessor
Payroll
Human Resources
Building Department
Information Technology

City Clerk
Treasurer
Purchasing
Board of Health
Auditor

Core services housed in other buildings

DPW Administration
Water Department
Recreation
Legal
Community Development & Planning

Engineering
Veterans
Print Shop
Retirement

2014 City Hall Subcommittee

In 2014 the City Hall Subcommittee presented their findings:

- 3 sites reviewed — City Hall Main Street, 166 Boulder Drive, and Rollstone Bank & Trust.
- Nine options were considered for the future of City operations:
 - > Demolition of City Hall Main Street
 - > Demolition of City Hall Main Street, retaining facade and building now
 - > Sale of City Hall Main Street for development
 - > Renovation of City Hall Main Street as a public/private venture
 - > Purchase of private property for use as City Hall
 - > Reuse of other city owned Buildings
 - > Long term lease at 166 Boulder Drive as configured or expanded
 - > Build new City Hall on existing site or one to be determined
 - > Renovate City Hall Main Street

2014 Subcommittee Recommendation

• November, 2014, unanimously voted to recommend the original City Hall building be renovated and used as the home of municipal government in Fitchburg.

• "The presence of City Hall is vital to the economic and cultural development of Main Street... and its central place in the history of the city requires us as a city to accord this building the respect it deserves."

• "We strongly urge the Mayor and the Capital Planning Committee to move forward with the necessary planning to accomplish this restoration."



2016 New Administration, New Approach

Immediately following his election, Mayor DiNatale instructed staff to deal with the ongoing issue of 718 Main Street. In the coming months, preparations were made to complete the unfinished tasks that remained from the swift departure and closing of City Hall in 2012.

These tasks included:

- ✓ Removal and relocation of remaining City files and furniture from City Hall
- ✓ Transfer of historic documents, tools, photographs and items of interest to the Historical Society for preservation purposes
- ✓ Public auction of surplus items remaining from 718 Main Street
- ✓ Conducting hazardous materials inspections and testing.



2016 Exploring Options – May 2016

Request for Proposals (RFP) to Purchase Property #1

• City issued a solicitation seeking properties on Main Street that could be used as municipal offices.

• No proposals were received.

2016 Exploring Options – June 2016

Request for Proposals (RFP) to Purchase Property #2

- City restructured and updated the prior solicitation and issued a new request for proposals.
- City performed outreach to property owners on Main Street to identify parties who may want to respond to the solicitation.
- Two proposals were received.
- One proposal was rejected due to not meeting the criteria for a public building.
- One proposal was accepted, but upon a site visit it was evident the property would not be suited for a municipal building.

2017 A Revised Approach – February 2017

Building Committee Appointed by Mayor DiNatale

- Chair, Mary Delaney, Chief Procurement Officer
- Michael Kushmarek, City Council President
- Thomas Donnelly, City Councilor At-Large
- Lenny Leakeo, Commissioner of Public Works
- Kenneth Wilson, City Assessor
- Mark Barbadoro, City Building Commissioner
- A.J. Tourigny, Chief of Staff
- William McSheehy, Citizen Representative
- Phil Esposito, Business Representative
- Ellen DiGeronimo, Representative from Fitchburg Historical Commission
- Jay Bry, Vice President of Finance and Administration, Fitchburg State University

2017 Entering the Feasibility Study Stage

Request for Proposals (RFP) Issued, January 2017

- 9 proposals received and evaluated by the Selection Committee
- Entered into fee negotiations with Lamoureux Pagano & Associates (LPA) after their selection
- Award of Feasibility Study contract to Lamoureux Pagano & Associates (LPA) following City Council vote to appropriate funds
- LPA begins work on Feasibility Study for the City of Fitchburg, March 2017

2017 An Unexpected Opportunity

Bank of America Building

The Mayor approached Bank of America to inquire about donating 700 Main Street to the City.

In consultation with Lamoureux Pagano & Associates, the City decided the building would lend itself well to the overall concept for a new City Hall.

Development of a campus style City government, using the space at 700 Main Street will provide additional square footage, meaning that additional departments could return to the care of City Hall operations.



On Monday, August 14, 2017 the City officially obtained the building.

2017 Feasibility Study Presentation

City Hall Building Committee and LPA arrive at a final concept

June 2, 2017 the City Hall Building Committee unanimously approved Option 1 as presented by Lamoureux Pagano & Associates (LPA) and made their recommendation to Mayor DiNatale.

"...to honor the dignity and historical significance of 718 Main Street... and afford state-of-the-art service for the residents and visitors to Fitchburg. As proposed, City Hall will balance the needs of the City departments while creating a positive customer service experience."

"We are recommending Option 1 as our concept choice. The renovation offers a conservative financial approach, while making major interior renovations to accommodate community-style offices, interactive counter approaches, much improved layout, and a new vision for outdoor spaces."

2017 Feasibility Study Actions

Action Items:

- Members of the City Council, press, and members of the community were provided with the Feasibility Study documents and a public presentation was given on November 16th.
- The City Council will deliberate and vote on two money orders to fund the project.

It's now time to write the rest of the story...

Choice A:

End the story here.
Begin writing a sequel.

Choice B:

Begin writing new chapters to the Story of 718 Main Street.

Choice A:

*Writing a sequel to the story.
Options for Municipal Offices...*

Expansion of Boulder Drive?

- Feasibility Study
- Owner's Project Manager
- Design
- Construction
- Where to locate services during construction

Limitations of Boulder Drive

- No space for Council Chamber
- Storage needs to be relocated off-site
- Additional employees at Boulder Drive would impact public parking

Present

Limitations at Putnam Place

- Location was not intended to be a permanent solution.
- No private area for public to speak privately with City personnel.
- Limits public's access to City departments.
- Setting offers no conference spaces and no meeting spaces.
- Various City departments remain at dispersed locations.
- Employees separated from filing systems and documents used on a daily basis because of space limitations.
- Inefficient storage, in some cases not up to State standards.
- No workstations for visiting employees from offsite and interns.



Choice A:

Comparisons...

Costs associated with preservation of Old City Hall for future use:

- Truss work will be required to prevent roof falling in before situation worsens.
- Installation of a new roof is needed to prevent further deterioration and loss of slate tiles.
- Building will continue to need monitoring and maintenance. Condition will continue to deteriorate due to aging.

Costs associated with demolition of Old City Hall and potential development:

- Asbestos removal
- Demolition
- Site work

Choice B:

Writing new chapters to the story. Return City Operations to Main Street...

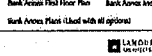
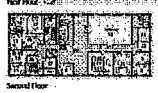
Continue process to renovate 718 Main Street

- Positive vote by City Council for money orders
- Hire Owner's Project Manager (MGL required)
- Procure Design (MGL required)
- Bid for Construction (a.149 or c.149a)

Option 1 - Renovation without Grand Hall

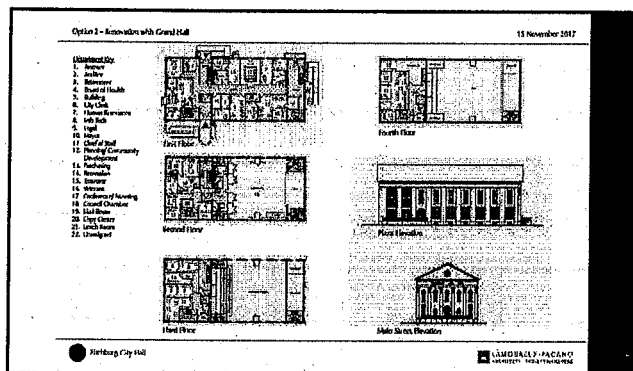
15 November 2017

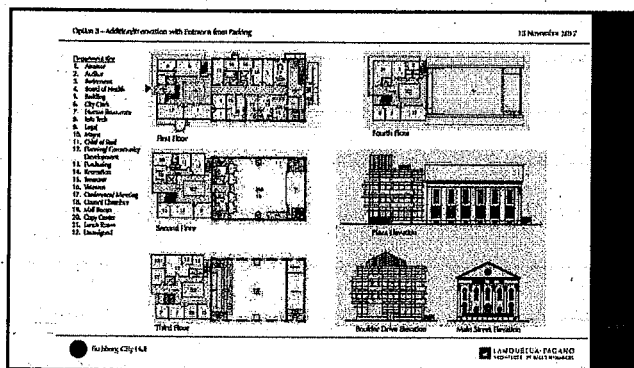
1. Auditorium
2. Lobby
3. Entrance
4. Board of Health
5. Council Chamber
6. City Clerk
7. Finance Committee
8. Life Park
9. Hall
10. Mayor
11. Chief of Staff
12. Planning Committee
13. Auditorium
14. Board of Health
15. Finance
16. Mayor
17. Board of Health
18. Council Chamber
19. City Clerk
20. Day Center
21. Health Center
22. Unemployment
23. Health Center
24. Board of Health
25. Board of Health

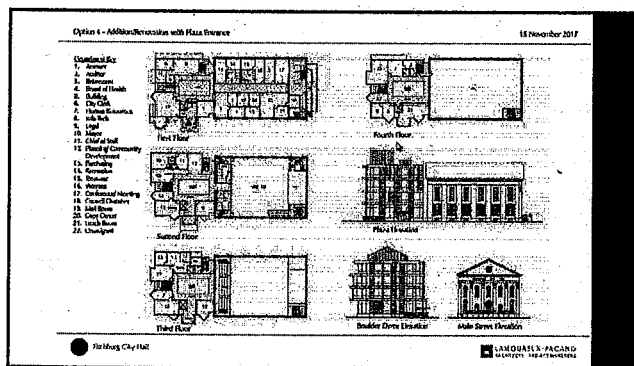


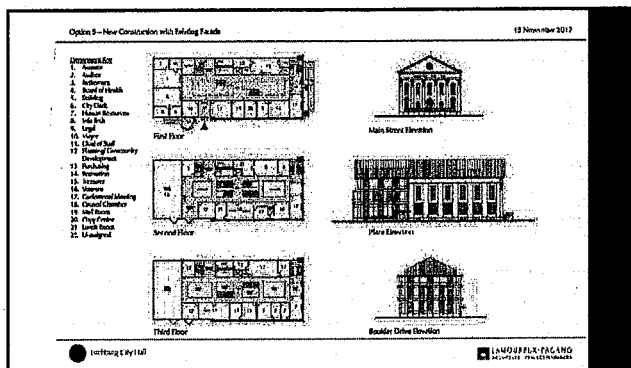
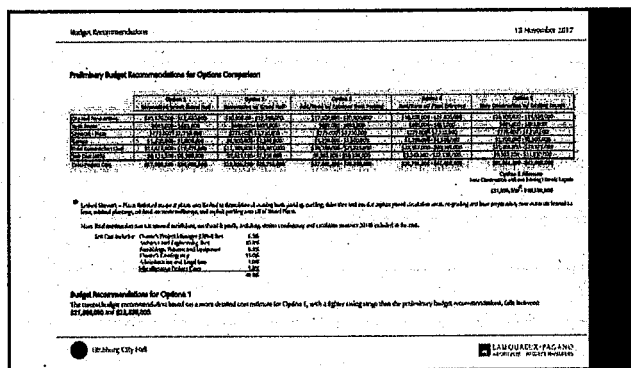
Highburg City Hall

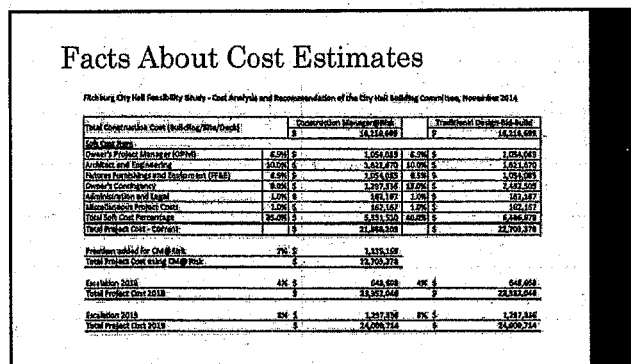
LANOKEE-PAGANO ARCHITECTS







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How Reliable is a Cost Estimate?

- The cost estimate includes a construction contingency (owner's contingency) to cover unknown or unexpected construction costs.
- Prior to the Design Phase, the City will set a budget within the range of the feasibility study estimate, and require the bids to fall within the appropriate range -- this includes Owner's Project Manager, Design Firm, General Contractor and other Soft Costs.
- If the City opts for alternate delivery method 149a, called CM at Risk, the interior abatement and demolition can be performed prior to final design; therefore eliminating many of the "unknowns" and reducing unexpected change orders prior to beginning construction.

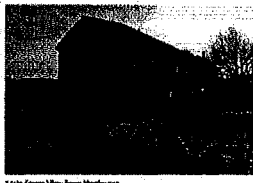
The Cost of Delay

- For construction beginning in 2018
Cost estimate = \$23,352,046
(4% over original estimate)
- For construction beginning in 2019
Cost estimate = \$24,000,714
(8% over original estimate)
- Assume an average of 4-5% escalation in cost for each year that passes going forward.

The Building Committee has recommended that the City proceed with renovation and restoration of 718 Main Street, and incorporation of the former Bank of America Building as a City Hall campus. We respectfully request that the City Council support this recommendation. Thank you.



Main Street View from East



Main Street View from Northwest

[illegible]
